

STATE OF VERMONT Division for Historic Preservation 1 National Life Drive, Floor 6 Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Property Survey Form	SURVEY NUMBER: (Assigned by VDHP)
	Listed in State Register <input type="checkbox"/> Date:
	PRESENT FORMAL NAME: 172 South Prospect Street
	ORIGINAL FORMAL NAME: Carter House
	PRESENT USE: Vacant/ not in use
COUNTY: Chittenden	ORIGINAL USE: Domestic/ single dwelling
TOWN: Burlington	ARCHITECT/ENGINEER: Unknown
ADDRESS: 172 South Prospect Street	BUILDER/CONTRACTOR: Unknown
COMMON NAME: 172 South Prospect Street	DATE BUILT: c.1830; moved to present location c.1945
PROPERTY TYPE: Building	
OWNER: University of Vermont State Agricultural College ADDRESS: c/o Campus Planning, 16 Colchester Avenue, Burlington, VT 05405	
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input type="checkbox"/> Restricted <input checked="" type="checkbox"/>	PHYSICAL CONDITION OF STRUCTURE: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>	STYLE: Classic Cottage
GENERAL DESCRIPTION: Structural System: 1. <u>Foundation</u> : Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> 2. <u>Wall Structure</u> a. Wood Frame: Post & Beam <input checked="" type="checkbox"/> Plank <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> Platform <input type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> c. Metal: Iron <input type="checkbox"/> Steel <input type="checkbox"/> d. Other: 3. <u>Wall Cladding</u> : Clapboard <input checked="" type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Asphalt Shingle <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Other: 4. <u>Roof Structure</u> Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other: 5. <u>Roof Covering</u> : Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input checked="" type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Standing Seam <input type="checkbox"/> Other: 6. <u>Engineering Structure</u> : 7. Other: Appendages : Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input checked="" type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Sheds <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input checked="" type="checkbox"/> Bay Window <input checked="" type="checkbox"/> Other: Roof Styles : Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other: Number of Stories: 1.5 Entrance Location: Centrally located on the west (primary) elevation Number of Bays: 3x2 Approximate Dimensions: 36' x 27' with a 28' x 11' wing (former garage)	
Criteria for Eligibility: A: Historic <input type="checkbox"/> B: Person <input type="checkbox"/> C: Architectural <input type="checkbox"/> D: Archeological <input type="checkbox"/>	
Integrity: Location <input type="checkbox"/> Design <input type="checkbox"/> Setting <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Assoc. <input type="checkbox"/>	
Areas of Significance: N/A	

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

172 South Prospect Street is a 1.5-story, 3x2-bay, Classic Cottage / Cape Cod-style dwelling which was moved to its present location from Caledonia County c.1945. Based on a date above the primary entrance (1830) and its style/ method of construction (timber frame), it was originally constructed c.1830. It is significantly set back on a 0.23-acre parcel about 150 feet east from South Prospect Street, situated adjacent to the north of the carriage barn behind 178 South Prospect Street. It is accessed via a narrow, asphalt driveway extending east from South Prospect Street. A small patch of grass lawn is located in front of the house (to the west), while a larger lawn with mature and overgrown vegetation is found to the rear (east) of the house.

The building rests on a poured concrete foundation and is capped by a side-gable roof clad in asphalt shingles. The slightly overhanging eaves rest on the top of the windows and door on the east and west elevations. An interior, brick chimney is found slightly off-center near the roof peak. The building is clad in deteriorated clapboard siding. A 1.5-story, side-gable, one-bay wing connects to the east side of the south elevation. The wing appears to be a former, one-bay garage which was converted into a living space. A one-story, shed-roof addition with widely overhanging eaves extends east from the wing.

The symmetrical west façade features a central, primary entrance flanked by sidelights atop molded wood panels. The entrance is accessed via a small wooden porch and steps with a wooden railing. The entrance contains a multi-panel wood door and a metal storm door. On either side of the entrance is a tripartite bay window; each has one 8/8, wooden sash window flanked by narrower, 4/4, wooden sash windows and wooden storm windows. Windows throughout the building, including the bay windows, feature plain, wood surrounds with slightly projecting sills.

The rear (east) elevation is overgrown with invasive vegetation and therefore is not clearly visible when viewing the house. A small, gabled bulkhead accessing the basement stairs is located at the rear of the house. A small, wooden deck with wood steps accesses a rear entrance on the south side of the rear elevation which contains a 15-light door. A second wooden deck is located on the north side of the rear elevation, accessed from the interior by a set of 15-light, sliding doors. A set of paired, 6/6, wooden sash windows is centrally located on the east elevation. A broad, shed-roof dormer is found on the east side of the roof containing a central, 6/6 wooden sash window and a set of paired, 6/6 wooden sash windows on either end of the dormer.

The north and south side elevations each have one 6/6, wooden sash window of the first floor and a paired, 6/6 wooden sash window in the gabled half-story; metal storm windows have replaced the former wooden storm windows on these elevations. A triangular, louvered vent is located above the paired gable window on the south elevation. The one-bay, side gable, attached former garage extends from the eastern portion of the south elevation. The west (primary) elevation of the garage contains a modern metal door with molded panels and nine lights, next to which is a pair of multi-paneled wooden doors. The east elevation of the wing has a tripartite window containing vinyl sashes. The north elevation of the wing has a 6/6, wooden sash window and, in the shed-roof extension, a paneled door accessed via a wooden porch. A shed-roof dormer with one 6/6 wooden sash window is located on the east roof of the wing.

The age of the house is more apparent from the interior, which features large, hand-hewn ceiling beams. Finishes throughout the main part of the house include wood floors, plaster and lathe, multi-paneled wood doors and plain wooden moldings. The front entrance opens into a foyer containing the central staircase, which has intricately turned posts. The parlor room on the north side of the house, accessed through a set of French doors, has a brick fireplace topped by a broad, wood beam. The 1940s kitchen in the south-central portion of the house has wood cabinets and several hand-painted tiles. Two bedrooms are located on the upper floor, while each floor contains a bathroom renovated in the 2000s. The interior of the wing appears to have been finished as living space in the second half of the 20th century. The wing's main room on the ground floor has plywood subfloor, paneled walls, and French doors which open into a sunken secondary room on the rear (east) side of the house. A spiral, metal staircase leads to the finished attic space, which has wood floors, wood paneling, a metal railing around the staircase, and half-timbered interior walls.

The interior of the house is currently uninhabitable due to extensive deterioration and rodent infestation. Due to burst pipes and flooding in 2009, the walls are filled with holes where the pipes were taken out. Finishes throughout are deteriorated, and the kitchen lacks a sink and appliances.

RELATED STRUCTURES: (Describe) N/A

STATEMENT OF SIGNIFICANCE:

172 South Prospect Street is an example of a modified, single-family Classic Cottage with a Cape Cod form. Originally constructed c.1830, the house was moved from its original location in Caledonia County to its present location on the University of Vermont's ("UVM") Central Campus c. 1945. Prior to UVM's purchase of the house in 2006, it was owned by the Carter family since it was first transported to this location. Burlington City Directories do not list the Carters at this address in 1944, although they are listed in the 1946 Directory at 172 S. Prospect Street. A June 1948 article in the *Burlington Free Press* about a County Kitchen Tour put on by a local Home Demonstration Club notes that "the group lingered at the home of Mrs. Robert Carter, 172 South Prospect St., a building that was dismantled and transported from Caledonia County, then put back together again after it got to Burlington... Mrs. Carter and her family planned the house." This article suggests that the Carter family were the ones to move the house to Burlington in the mid-1940s, which is consistent with the fact that the above-referenced Helen Carter's husband, Robert Carter, published one of his first writings in agriculture – "Studies in Vermont, History, Geography and Government" – in St. Johnsbury (Caledonia County) in 1937.

Robert Carter worked as an agricultural economist and rural sociologist at the UVM Agricultural Experiment Station from the mid-1940s until his death in 1955. It is likely that the Carters moved the house to its current location when he needed to move his family to Burlington after being hired by UVM. Based on a review of Sanborn Maps, the narrow, 0.23-acre parcel for the house was carved out of the rear portion of the UVM-owned parcel containing 475 and 481 Main Street. The Carter House is in close proximity to Morrill Hall, which at the time was the home of the UVM Agricultural Experiment Station where Carter worked.

Robert Carter's work was well-known in the field of agricultural research; in the 1940s, he published several influential studies about how farmers spend their time completing chores such as milking and haying in order to assess how they may become more efficient at these tasks. Robert Carter also produced several films in the 1940s depicting methods of harvesting hay during a period when this task was becoming increasingly mechanized; these videos are available to view through the UVM Library Center for Digital Initiatives (<http://cdi.uvm.edu/collection/hayharvesting>).

UVM purchased the house in 2006, after the Carter family moved out. For three years, it was used as temporary housing for UVM faculty. After it was vacated in about 2009, the heat was turned off but not the water; during the winter, all of the pipes burst in the house, resulting in extensive damage throughout the interior and exterior. Ice dams formed on the exterior of the house, which led to the damage in the siding seen today. Since this flooding incident, the house has remained vacant.

172 South Prospect Street must be evaluated for its eligibility to be listed on the State and/or National Register of Historic Places under Criteria Consideration B: Moved Properties because the building was moved during its period of significance when it functioned as a single-family dwelling (c.1830 to 2009). In order for a property to be significant under Criteria Consideration B, it must be significant primarily for architectural value or if it is the surviving property most importantly associated with a historic person or event.

While elements of the building's early nineteenth century construction are evident, the building was extensively remodeled in the 1940s after the Carter family moved it to Burlington. Alterations dating from this period include the installation of bay windows on the primary façade; the installation of shed-roof dormers on the rear; the wooden sash windows; and various interior modifications, such as a newly renovated kitchen. Although these features are now over 50 years old and are an expression of a popular, early to mid-20th century architectural style (Colonial Revival), the house's earlier, 19th century style is rarer and therefore more architecturally significant. The fact that the house was moved and no longer clearly expresses its early-19th century origins have therefore diminished its architectural significance. While the building was the home of Robert Carter, a locally-known agricultural scholar and researcher in the mid-twentieth century, it is not the surviving property most importantly associated with this individual. Likewise, because the building was removed from its original context in Caledonia County, it no longer retains integrity of association, and it has no integrity of setting or location.

In sum, 172 South Prospect Street is not eligible for listing on the State and/or National Register of Historic Places.

REFERENCES:

Burlington Free Press. "Home Dem. County Kitchen Tour Is Taken by 191 from 13 Towns." *Burlington Free Press*, 15 June 1948, <https://www.newspapers.com/image/198010566/?terms=%22172%2BSouth%2BProspect%22>, accessed September 10, 2019.

City of Burlington, Vermont. Property Database. <https://property.burlingtonvt.gov/>, accessed September 16, 2019.

Manning, H.A. and Company. *Manning's Burlington and Winooski, Vermont Directory*. Springfield, MA: H.A. Manning and Company, 1870-1961.

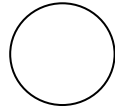
Sanborn Fire Insurance Map from Burlington and Winooski, Chittenden County, Vermont. Sanborn Map Company, 1942. Map. https://www.loc.gov/item/sanborn08912_009/, accessed September 10, 2019.

Sanborn Fire Insurance Map from Burlington and Winooski, Chittenden County, Vermont. Sanborn Map Company, 1950. Map. https://www.loc.gov/item/sanborn08912_009/, accessed September 10, 2019.

University of Vermont Libraries. Hay Harvesting in the 1940's. *Center for Digital Initiatives*, <http://cdi.uvm.edu/collection/hayharvesting>, accessed September 10, 2019.

UVM Extension. *100 Years of UVM Extension, 1913-2013*. Burlington: Queen City Printers Inc., https://www.uvm.edu/sites/default/files/100_years_book.pdf, accessed September 10, 2019.

MAP: (Indicate North in Circle)
See attached ☒

**SURROUNDING ENVIRONMENT:**

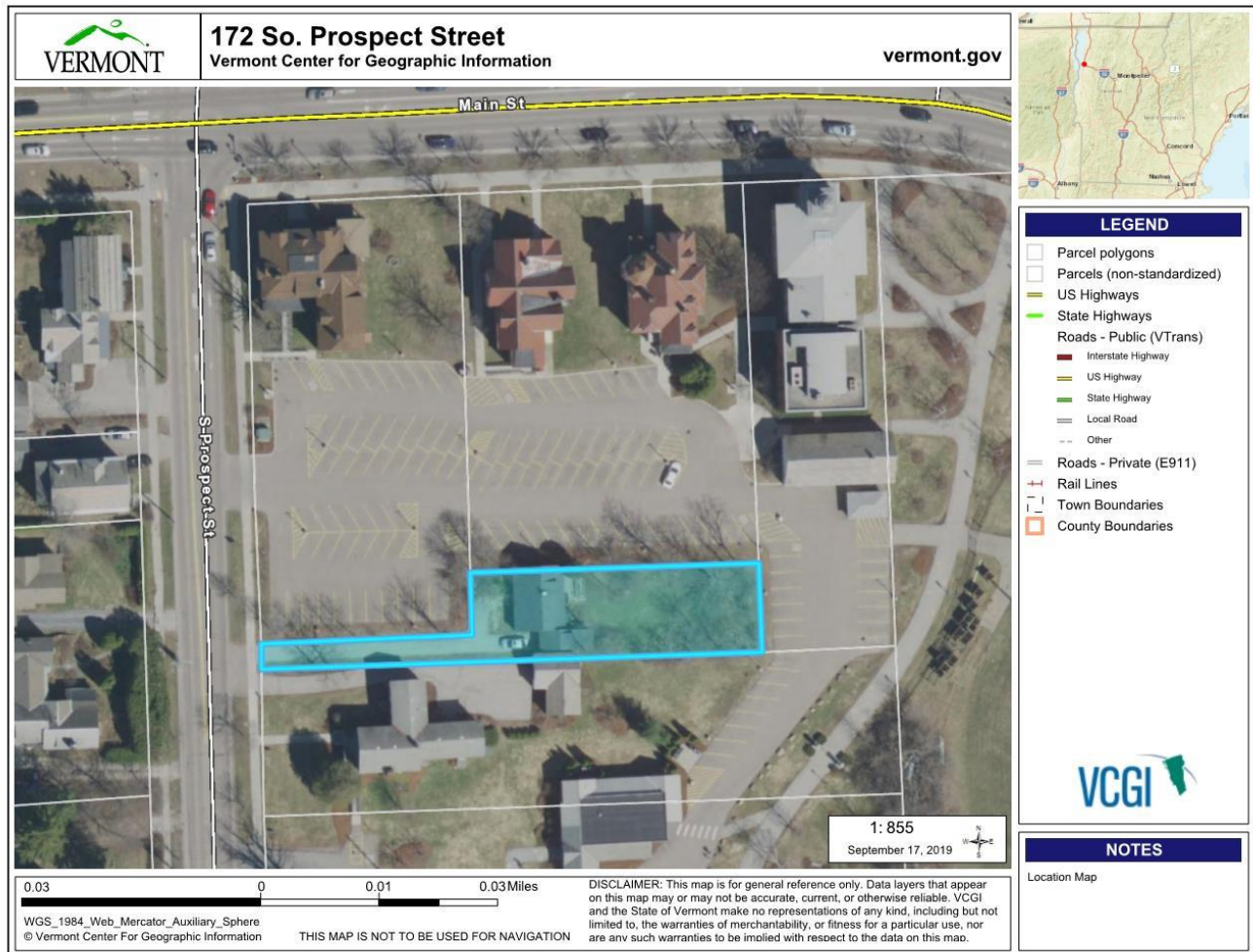
Open Woodland ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other: Institutional (University campus)

RECORDED BY: Britta Tonn and Kaitlin O'Shea

ORGANIZATION: VHB

DATE RECORDED: September 16, 2019

Location Map



Map 1: 172 South Prospect Street is show in the blue highlighted parcel.

Historic Map

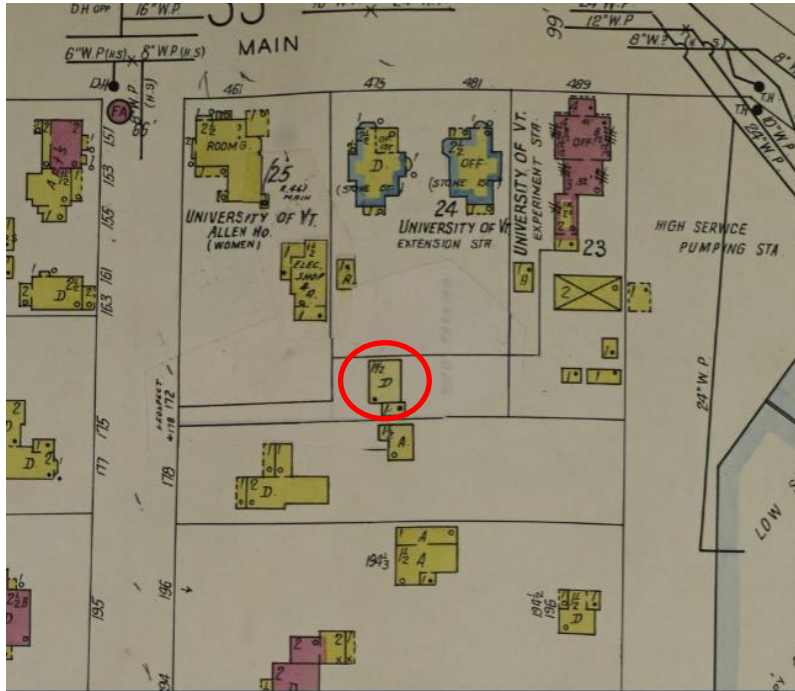


Figure 1: 1950 Sanborn Fire Insurance Map depicting 172 S. Prospect Street in red circle (June 1950, sheet 42).
Source: https://www.loc.gov/item/sanborn08912_009/ (accessed September 10, 2019)

Photographs

All photographs were taken by Britta Tonn and Kaitlin O'Shea of VHB on September 16, 2019.



Photograph 1: West (primary) and south elevations of house, facing northeast. South wing is visible at center.
Adjacent barn at 178 S. Prospect Street is visible at far right.



Photograph 2: West (primary) and elevation of house, facing east-northeast.



Photograph 3: Primary entrance of house, facing east.



Photograph 4: North elevation of house, facing south. The east (rear) elevation and the shed-roof dormer on the east slope of the roof are slightly visible.



Photograph 5: East (rear) elevation of house, facing west. Note the overgrown vegetation obscuring this side of the house.



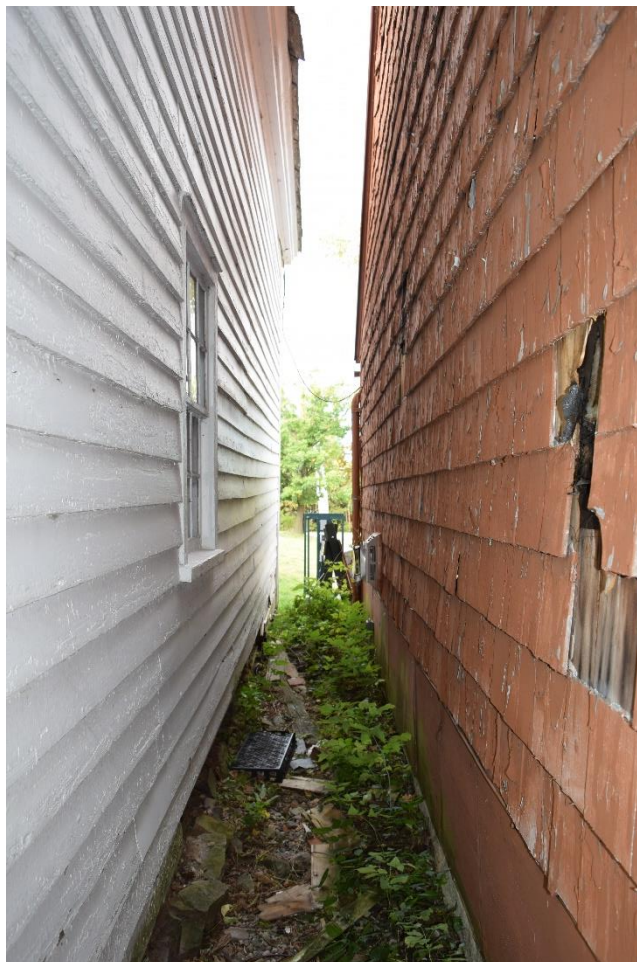
Photograph 6: East (rear) elevation of house, facing west. The basement bulkhead entry is visible at lower center. The wing is slightly visible at left.



Photograph 7: South wing, showing one-story east extension of wing and shed roof dormer, facing southwest.



Photograph 8: North elevation of south wing, facing south-southeast. Note the shed roof dormer, deteriorated siding, and rear elevation entrance at lower right.



Photograph 9: South elevation of building lacking fenestration at right, facing west. Note the close proximity of the adjacent barn at 178 S. Prospect Street, at left.



Photograph 10: West elevation of south wing, facing east. Note the deteriorated siding on the south elevation at left and the barn at 178 S. Prospect Street at right.



Photograph 11: Interior of parlor, looking west towards one of the bay windows on the primary façade. Note the hand-hewn ceiling beams and hole in the wall at left where pipes were removed.



Photograph 12: View of fireplace, hand-hewn beam and door in the parlor.



Photograph 13: View of south room with hand hewn beams, looking southeast.



Photograph 14: View of kitchen, looking west towards front of the house. Note the hand-painted tiles and wooden cabinets which were installed when the house was moved to this location c.1945.



Photograph 15: View of the main staircase, looking west towards the front door.



Photograph 16: View up the stair case towards the bedrooms and bathroom in the half story.



Photograph 17: View of the finished south wing, looking east towards the smaller addition to the wing. Note the spiral staircase at left accessing the finished attic above.



Photograph 18: View within the finished attic space of the wing, looking southeast towards the shed roof dormer.